LINDEN SQUARE COMPARISONS OF EXISTING FLOOR AREAS AND FAR VERSUS FLOOR AREAS AND FAR AS OF RIGHT

														_			_			_
10.1	161 Linden St (Deveney)	165 Linden St (Exist.	Roche Bros.)	183 Linden St (Prof.	Pharmacy)	185 Linden St	(BOA/Home	Trends/Wellesley Coop)	231 Linden St (Wellesley VW)	162-170 Linden St	(Linden Store/Citgo/	Office)	176-178 Linden St	(Jesamondo)	180 Linden St (3 story	office /lumberyard-	hardware)	200 Linden St	(Middlesex Savings)	TOTAL
Lot Size	57,707.60	91,805.90		33,303.80		40,581.71			89,362.60	48,398.60			121,984.30		189,635.10		-	128,827.70		
Gross Floor Area of Building	5,943	48,086		3,155		12,351			22,754	18,667			12,543		75,307			26,690		225,496
Existing F.A.R.	.10	.52		.10		.30			.26	.41			.10		.41			.21		
Permitted Increase in Floor Area and FAR without PSI Review	9,999 (.18)	1-		6,836 (.20)		3			4,054 (.04)	-			9,999 (.08)					9,999 (.07)		40,887
Gross Floor Area Permitted by Existing Zoning Without PSI Review (.30 FAR)	15,942 (.28 FAR)	48.086 (.52 FAR)		9,991 (.30 FAR)		12,351 (.30 FAR)	,		26,808 (.30 FAR)	18.667 (.41 FAR)			22,542 (.18 FAR)	,	75,307 (.41 FAR)			36,699 (.28 FAR)		266,383
Permitted Increase in Gross Floor Area and FAR with PSI Review	11.369 (.20)			6,836 (.20)	,	-			4,054 (.04)				24,052 (.20)					11.958 (.09)		58.269
Gross Floor Area Permitted by Right with PSI Review (.30 FAR)	17.312 (30 FAR)	48 086 (57 FAR)	.0,000 (102 1111)	9.991 (.30 FAR)		12.351 (30 FAR)	(**************************************		26,808 (.30 FAR)	18 667 (41 FAR)	203001 (112 2224)		36.595 (.30 FAR)	(2000)	75 307 (41 FAR)	(1) (1) I I I I I I I I I I I I I I I I I I I		38.648 (30 FAR)	20,010 (20 1111)	283.765

Maximum Gross Floor Area as of Right without PSI Review: Maximum Gross Floor Area as of Right with PSI Review:

266,383 283,765 276,200

Maximum Gross Floor Area Proposed by Linden Square Project:

Suggested ornamental street lighting. Suggested lighted bollards for
addition of accessory uses within existing buildings or on site. Shared parking is encouraged.
of ground shall be uses or the
ıgs along through parking
Street and expansion of existing planters.
Plan recommends streetscape plantings of trees along Linden
Linden Street Corridor Study

No change from current standard.	Recommended expediting the development review process for smaller projects and those meeting the land use goals of the Town of Wellesley Master Plan.	 Rezone PSI Design Review Site Plan Building Permit 	Permitting.
 Limits Development to I high turnover sit down restaurant and I quality restaurant. Neither Restaurant will exceed 6,000 sf. and the two combined will not exceed 11,000 sf. No fast food restaurants No more than 2 coffee shops No retail sale of food as a primary use on the VW parcel Not more than 1 video store Not more than 1 additional drive thru bank Not more than 1 pharmacy with drive thru, pharmacy will be limited to 15000 sf ground floor areas. 		special permit.	Restrictions
 Loading/unloading activities will be limited to the hours of 7:00 a.m. through 9:00 p.m. Trash removal will be limited to the hours of 8:00 a.m. through 8:00 p.m. at the proposed Roche Brothers Proposed Roche Bros. will not open before 7:00 a.m. and will not close later than 10:00 p.m. All new leases will close no later than 10:00 p.m., except restaurants. On Sundays stores will not open before 10:00 a.m and will close before 9:00 p.m. 		Shall be limited to 6:00 a.m. to 11:00 p.m. unless permission has been granted by the Board of Selectmen	Hours of Operation
 Proposed zoning overlay changes Level of Service standards to not further degrade an impacted intersection in a design year no-build alternative. Unsignalized intersections shall be reviewed only where 30 trips/hr related to the site will be added to major street approaches or where more than 50 trips/hr will be added on a minor street approach. Shall study traffic between 2008 and 2011 and may be required to restrict number of banks with drive through facilities and undergo an additional PSI for the VW Parcel. 	 Suggests traffic calming measures to be used along Linden Street. Reduction in allowed speed. Reduce traffic volumes 	Off Site impacts will be reviewed during PSI PSI standard requires impacted intersections to perform at a Level of Service C or better.	Traffic
 Will reduce and align curb cuts. Major entrance to be signalized. New buildings shall be designed to have frequent points of entry along sidewalks. Building entries shall be accessible to landscaped pathways and crosswalks Delivery routes will be approved by the Planning Board or outlined in the Development Agreement. 	 Suggests curb cut reductions Wider sidewalks Increase in Pedestrian Access. 	Reviewed during Site Plan Approval	Circulation
Eastern Development Proposal	Linden Street Corridor Study	existing Conditions	, Subject

LINDEN SQUARE DEVELOPMENT SUMMARY

EXISTING CONDITIONS VERSUS PROPOSED PROJECT

	EXISTING	PROPOSED PROJECT
Gross Floor Area		
Basement	18,600	18,600
Mezzanine		12,077
1 st Floor	183,925	187,205
2 nd and 3 rd Floor	<u>20,871</u>	<u>58,240</u>
	223,396	276,122
Parking	730 spaces	950 spaces
Overall Parking Ratio	3.3/1,000 s.f.	3.5/1,000 s.f.
1st Floor Parking Ratio	4.0/1,000 s.f.	5.0/1,000 s.f.
Area of Site Occupied by Building Footprint	183,925	187,205
Open Space		
Total	1.22 acres (6.7%)	3.3 acres (18.0%)
Buffers	None Required	10 foot buffer strip landscaping or 7 foot fence
Front Set Back	30 feet	15 feet
Side Set Backs	20 feet	10 feet
Rear Setbacks	5.5 feet	10 feet
Curb Cuts	14	. 10
Lighting/Sound Control	No Requirements	Deflection of lighting. Enclosed loading docks and rooftop HVAC. Sound barrier between all retail/commercial uses and adjacent off-site residential uses.
Allowed Uses	Movie theaters, light industrial, hotels, motels, RV sales, boat and trailer sales and adult entertainment	Retail and office. Limit of two sit down restaurants. No movie theaters, light industrial, hotels, motels, RV sales, boat and trailer sales or sales out of trailers, or adult entertainment